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Special Insert*

- **MISSION STATEMENT:** "Our Mission is to encourage and promote safe, quality development & construction in the City of Salina."
- **PME Meeting:** The next meeting of the Plumbing, Mechanical and Electrical Contractors will be Dec. 3, 2008 in Room 107 of the City-County Building. Subscribe online to receive meeting notices sent directly to your email.
- **BUILDING ADVISORY BOARD-**Next meeting is Oct. 14, at 4:00 p.m. in Room 107 of the City/County Building. Subscribe online to receive meeting notices sent directly to your email.
- **CONGRATULATIONS!** Staff who have taken and passed certifications and/or tests:
 - ⇒ Ron Deaneault-Class A building contractor test
 - ⇒ Ron Michaelsen-Class B building contractor test
 - ⇒ Sean Pilcher-Residential building inspector certification exam.

September 2008
26th Edition

DEVELOPMENT SERVICES NEWSLETTER

Fees to Increase

On August 11, 2008, the City Commission approved the city's budget for 2009. Included in the budget report, from the City Finance Director, was a recommendation for nearly all city fees to increase. Consequently the City Commission adopted a resolution on the same day that will slightly raise most of the fees for building permits and planning applications in the Development Services Department. In addition to an increase in building permit fees, the fees for plumbing, mechanical and electrical stand-alone permits (work not associated with a building permit), and licensing fees have also been increased.

In a separate action, staff presented a report to the City Commission regarding the modest changes that had occurred between the February 2007 edition of the Building Valuation Table published by the International Code Council, which is presently adopted by the City, and the February 2008 table. Our analysis indicated that the square footage values published in the table had increased by only about 2% from the 2007 values. Since the impact of the increase would have a minimal effect on fees, we recommended adoption of the new table to the City Commission in order to stay current with valuation assessment for census data reporting. The City Commission voted to adopt the 2008 table for use in determining building permit fees in 2009.

As we reviewed recommendations for fee increases at the request of the Finance Director, the impact of the increased valuation in the fee calculation was taken into consideration and our recommendations were made accordingly. As we prepared our recommendations, we compared the proposed new fees with peer communities and we are confident that even with the modest increase that has been approved by the City Commission, our total fees for building permits will still remain among the lowest in the state.

We have included the new commercial valuation table and the new fee schedule, for the Planning and Building Services Divisions, in this newsletter. **The fee schedule and Valuation Data Table goes into effect January 1, 2009 and will be available on our website.** If you have any questions regarding the new fees, you may call our office at 309-5715.

2009 City Budget Trims Services

A challenge facing the City is maintaining a balanced budget and one way to do that is by reducing expenditures. One of the expenses staff has been instructed to trim is overtime. For the past seven years, Building Services has offered an enhancement of services by having staff and inspectors available to take inspection requests and perform inspections on three holidays not routinely observed by building and trades contractors. Unfortunately, due to the overtime costs associated with making staff available and the need to reduce the expenses related to being available on those days, our offices will no longer be open on those holidays. The first holiday affected by this change will be **Tuesday, November 11th, Veteran's Day**. The other two holidays that we will no longer be open on are **Martin Luther King Day in January and Presidents Day in February**. We will run a reminder of this change in our December newsletter. Please note these changes and plan your inspection request and schedules accordingly.

Valuation Data Table

Effective January 1, 2009 - Square Foot Construction Valuations										
These values have been derived by application of the modifiers to the February 2008 ICC Valuation Table										
	Occupancy	Construction Type								
		IA	1B	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1	Assembly, theaters w/ stage	196.11	189.78	172.39	165.17	167.20	162.27	171.92	152.56	146.94
A-1	Assembly, theaters w/o stage	177.62	171.29	155.20	147.96	148.75	143.82	153.43	134.10	128.49
A-2	Assembly, nightclubs	149.94	145.74	132.10	126.94	128.53	124.91	131.71	116.50	112.58
A-2	Assembly, restaurants, bars	148.94	144.74	130.24	126.01	126.53	123.91	130.71	114.50	111.58
A-3	Assembly, church sanctuaries	180.72	174.39	158.08	150.86	151.82	146.89	156.54	137.18	131.57
A-3	Assembly, libraries, museums, etc.	152.81	146.48	119.91	114.16	122.33	118.97	128.63	108.26	103.65
A-4	Assembly, arenas, gymnasiums	176.62	170.29	153.34	147.03	146.75	142.82	152.43	132.10	127.49
B	Offices	124.87	120.45	116.64	111.18	106.31	102.35	106.90	93.34	89.56
E	Classrooms	166.52	160.91	145.40	139.05	134.53	127.66	134.47	118.41	113.94
F-1	Factory, moderate hazard	36.15	34.48	32.64	31.56	31.88	30.49	30.30	30.43	28.81
F-2	Factory, low hazard	35.76	34.09	32.64	31.17	31.88	30.05	29.91	30.43	28.30
H-1	High hazard, Explosive	33.79	32.21	30.76	29.29	29.83	27.00	28.02	28.06	NP
H-2-4	Hazard	33.79	32.21	30.76	29.29	29.83	27.00	28.02	28.06	25.93
H-5	High Piled Material	60.12	57.99	56.16	53.54	55.03	52.98	51.47	56.00	53.74
I-1,4	Institutional, supervised	85.29	82.36	80.16	76.91	76.94	74.84	77.62	69.65	66.92
I-2	Institutional, hospital	256.26	250.80	228.88	222.62	226.55	NP	234.08	211.31	NP
I-2	Institutional, nursing home	179.18	173.72	157.19	150.94	150.51	NP	157.00	135.27	NP
I-3	Institutional, restrained	174.99	169.52	153.29	147.03	147.16	141.52	152.80	131.92	125.48
M	Mercantile	103.64	99.73	95.35	91.13	86.04	83.52	86.69	74.49	71.68
R-1	Residential, hotels	86.37	83.45	81.24	77.00	77.97	75.86	78.58	70.68	67.95
R-2	Residential, apartments	72.42	69.50	67.30	64.05	63.10	60.99	64.70	55.80	53.08
R-3	Residential, one-and-two family	68.38	66.51	64.88	63.10	65.17	63.46	62.03	61.04	57.55
R-4	Residential, assisted living	85.29	82.36	80.16	76.91	76.94	74.84	77.62	69.65	66.92
S-1	Storage, moderate hazard	33.48	31.81	29.98	28.90	28.95	28.95	27.63	27.04	25.52
S-2	Storage, low hazard	33.09	31.43	29.98	28.51	28.95	27.12	27.24	27.04	24.91
U	Utility, miscellaneous	25.41	24.02	22.59	21.46	21.87	20.39	20.26	20.01	19.04

- In mixed-use buildings, the square foot valuation for the area of each distinct occupancy shall be used to calculate the value for that area if the area exceeds that which can be classified as incidental or accessory
- Values for structures open on two or more sides shall be calculated at 60% of the square foot value ordinarily required by this table
- For shell only buildings deduct 20 percent
- Unfinished basements all use groups use \$15.00/sq. ft.
- N.P.- Not permitted by code
- The square foot valuations reflect the average cost of construction for the various construction types and occupancies and are not intended to reflect exact construction costs. The valuations are only intended to establish a uniform value for the purpose of determining building permit fees and to establish general construction valuations for census reporting purposes

Contractors, Developers, Design Professionals! Here's Your Chance! - We Want You!

To express your concerns...To ask questions...To partner with staff toward the goal of improved development services for you and all citizens of Salina.

What better way to do that than to join us in a **Public Forum**. The agenda will be set by you, by your questions, your concerns, and your points of interest related to development in our community.

City staff who will attend this meeting, and listen to you, include:

Jason Gage, City Manager; Mike Schrage, Deputy City Manager; Mike Fraser, Director of Public Works; Martha Tasker, Director of Utilities; Gary Hobbie, Director of Community and Development Services; Mike Roberts, Building Official; Dean Andrew, Planning and Zoning Director; Roger Williams, Fire Marshal; Kent Johnson, Civil Engineer; Jennifer Rein, Development Services Coordinator; and **Dan Stack, our new City Engineer**.

**Wed., October 1, 7:00 p.m. to 9:00 p.m.
Room 107 of the City County Building**

Building Advisory Board Update UPC, UMC, & Specialty Contractor Licensing

The Building Advisory Board has been very busy lately dealing with a number of issues ranging from code update hearings to contractor licensing questions. There has been good attendance and great discussion regarding issues that face our community.

At the August meeting of the Board, the decision was made by the Board to recommend the **Uniform Plumbing and Mechanical Codes** for adoption as our local model codes. In the fourth quarter of this year, staff will be preparing reports for the Board regarding significant changes in the latest editions of those codes as well as reviews of our current amendments. We encourage stakeholders who would like to recommend changes to our local codes to participate in the quarterly meetings of staff with local plumbing, mechanical and electrical contractors or to contact staff directly with your concerns. The next PME meeting will be on Sept. 4, 2008 at 7:00 p.m. in Room 107, City County Building. To receive a notice of this meeting, please go to the City's website at www.salina-ks.gov, and sign up under "mailing lists" for the PME meetings.

Also at the August meeting of the Building Advisory Board, the Board considered a request brought to them by staff to recommend a text amendment to the building contractor licensing requirements in order to provide clarification to the intent of the requirements. After much discussion, a decision was made by the Board, in a close vote, to recommend to the City Commission that **all "Specialty Contractor" licensing be rescinded** and replaced with a requirement that those contractors must simply be registered instead of licensed. This recommendation did not include any changes to the Class A, B, C, and D building contractors.

The decision by the Board does not take effect immediately regarding the requirements for Specialty Contractor licensing. The current ordinance is still in effect and requires City Commission action to change it. It is Staff's intent to take draft language back to the Board, at their September meeting, for their review before proceeding with any action to forward their recommendations to the City Commission.

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Visit the City Website
at www.salina-ks.gov

Building Services and Planning have their own web pages, accessible from the City's Homepage. Other city departments also have information available on this website. To view a specific department web page, click on Departments. The website contains a variety of useful information including forms, fees, local code amendments, past newsletters, informational brochures and public meeting agendas.



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- are organized and safety-oriented
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